



Office of the

DISTRICT ATTORNEY

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NEWS RELEASE

For Immediate Release

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PAIR ARRESTED FOR REAL ESTATE FRAUD

SAN BERNARDINO, Calif. – On August 25, 2011, Investigators from the the San Bernardino County District Attorney's Office Real Estate Fraud Unit served a Search Warrant at Fidelity Group Realty and Legal Services in the City of Fontana.

The search warrant was the result of an ongoing investigation regarding the fraudulent recording of Substitution of Trustee and Full Reconveyance and Release of Lien Documents at the San Bernardino County Recorder's Office.

These documents are normally recorded by a banking institution when a mortgage is paid in full; however, in this case, suspects Stephen Andrew Easterly and Emanuel Percival were allegedly signing as the "Authorized Representatives" of various banks.

Between the two of them, alone, there have been over 70 fraudulent documents recorded, affecting over \$17,000,000 in home loans. In addition to filing fraudulent documents, Easterly is also accused of creating fictitious checks and mailing them to the banking institutions telling victims he is paying off their loans.

Victims in this case were charged between \$3,500, and \$7,000, for a process they believed would pay off their home loans and save them from foreclosure.

Both suspects were taken into custody and booked at the West Valley Detention Center at the time the search warrant was served with the bail set at \$50,000 for Easterly and \$35,000 for Percival.

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